WARRANTY DEED

BOOK 5913 PAGE 211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy Eugene Franklin, et ux (NAME)	Same (NAME)	23W-3465
1801 Boscobel Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	83-14-287
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 (10.00)---------- *Dollars,*

cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, MAYMIE MAUPIN HILL, MAURINE MAUPIN, FRANCES M. CASTLEMAN, MILDRED M. NOLAN, MARY JANE STANDIFER, DELLA MAI PRIDE, H. T. MAUPIN, JR., and DOROTHY M. SHALLENBARGER, heirs-at-law of ROBERT LAWRENCE MAUPIN,

have this day bargained and sold, and do hereby transfer and convey unto the said BILLY EUGENE FRANKLIN and wife, DORIS FRANKLIN, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 63 on the Edgefield Land Company's First Subdivision, a plan of which is recorded in Book 57, Page 130, Register's Office for said County.

Said Lot No. 63 fronts 65 feeton the north side of Rothchild Avenue (now Boscobel Street), and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert Lawrence Maupin and wife, Harriet Eudora Maupin, by deed of record in Book 1451, Page 83, said Register's Office; the said parties having since died and the said Harriet Eudora Maupin having predeceased her husband.

Taxes for 1982 to be prorated and assumed by Grantees.

THIS INSTRUMENT PREPARED BY:
Hofstetter & Hofstetter, Attys.
Suite 500
Metropolitan Federal Tower
230 Fourth Avenue North
Nashville, TN 37219

H 0 0 5 2 T

IDENTIF. REFERENCE

JUL 21 8 35 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $19,500.00

Subscribed and sworn to before me, this the 19 day of July, 1982

Affiant

My commission expires 10-20-85 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1801 Boscobel Street, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 9th *day of* July, 19 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Maymie Maupin Hill
Maymie Maupin Hill

(X) Mark of Maurine Maupin
Maurine Maupin

Mildred M. Nolan
Mildred M. Nolan

Frances M. Castleman
Frances M. Castleman

Witness to Signature of Maurine Maupin:

Mary Jane M. Standifer
Mary Jane M. Standifer

Della Mai M. Pride
Della Mai M. Pride

H. T. Maupin, Jr.
H. T. Maupin, Jr.

Dorothy M. Shellabarger
Dorothy M. Shellenbarger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Maymie Maupin Hill, Maurine Maupin, Mildred M. Nolan, and Frances M. Castleman,

the bargainors, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 12 *day of* Dec., *19* 82

Eunice Miller, *Notary Public.*

Commission Expires 8-20-82

STATE OF Tennessee
COUNTY OF HAMILTON

Personally appeared before me, Laraneil Smith, *a Notary Public in and for said County and State, the within named* Mary Jane M. Standifer, Della Mai M. Pride, H. T. Maupin, Jr. and Dorothy M. Shallenbarger

the bargainors, with whom I am personally acquainted, and who acknowledged that THEY *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Chattanooga, Tn, *this* 9th *day of* July, *19* 82

Laraneil Smith, *Notary Public*

My Commission Expires July 12, 1982

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self to be..... .....of the ....., *the within named bargainor, a corporation, and that* .....he as such....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self as.....

Witness my hand and seal, at office in ....., *this* .....day of....., *19*.....

.....
Notary Public

Commission Expires.....

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5913 PAGE 214

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			19500.00- CO	
			50.70 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	60.20-
8934A	07/21/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O. 521

IDENT. REFERENCE

JUL 21 8 35 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 892440